



*[Signature]* 6-22-12

**RESIDENTIAL BOARD OF ADJUSTMENT  
DECISIONS**

**Wednesday, June 20, 2012  
1:30 PM  
1000 Throckmorton  
City Council Chamber  
2<sup>nd</sup> Floor – City Hall  
Fort Worth, Texas 76102**

**BOARD MEMBERS:**

Paul Johnston	_____ P
Ronald R. Shearer	_____ P
Barbara Worthley	_____ P
Jerry Tinkle, Chair	_____ P
Johanna McCully-Bonner	_____ P
Clifford (Carl) Logan, Vice Chair	_____ P
Wade Chappell	_____ P
Shirley Bryant	_____ P
Dan Moore	_____ P

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of the May 16, 2012 Hearings

**APPROVED**

**7-0-2**



**B. Translation Cases:**

**1. BAR-12-091**

**GUSTAVO L. AND SYLVIA LEAL**  
5529 David Strickland Road

**CD5**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a five (5) foot wrought iron and masonry fence in the front yard.

**APPROVED 9/0**

- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of an approximate six foot two inch (6'2") wrought iron and masonry fence in the front yard instead of the maximum allowed four (4) feet in height, excessive by approximately two feet two inches (2'2").

**APPROVED 9/0**

- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately three hundred twenty (320) square feet in area instead of the maximum allowed two hundred (200) square feet, excessive by approximately one hundred twenty (120) square feet.

**APPROVED 9/0**

**2. BAR-12-097**

**SERGIO AND MARTHA P. QUINTERO**  
4704 Bonnell Avenue

**CD7**

- a. Request a **VARIANCE** in a "B" Two Family District to permit the construction of a storage shed encroaching approximately two (2) feet into the required five (5) foot side yard setback, creating an approximate three (3) foot side yard.

**APPROVED 9/0**

- b. Request a **VARIANCE** in a "B" Two Family District to permit the construction of a storage shed approximately two hundred fifty-six (256) square feet instead of the maximum allowed two hundred (200) square feet, excessive by approximately fifty-six (56) feet.

**APPROVED 9/0**

- c. Request a **VARIANCE** in a "B" Two Family District to permit the construction of a storage shed approximately eleven (11) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately three (3) feet.

**APPROVED 9/0**



3. BAR-12-099

VICTOR JOEL AND JESUS GRANADOS  
3109-3145 Columbus Avenue

CD2

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of the land for one large animal without living the required one quarter (1/4) mile from the property.

**MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/9**

- b. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a four (4) foot solid wood fence in the front yard.

**MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/9**

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet.

**MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/9**

**C. New Cases:**

1. BAR-12-089

AMANDA ANTHIS AND ISMAR PEREIRA  
3525 Bandera Ranch Road

CD2

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate ten (10) foot solid wood fence instead of the maximum allowed eight (8) feet in height, excessive by approximately two (2) feet.

**APPROVED 9/0**

2. BAR-12-090

DOREX INC., by Edward A. Lanning  
8000 Randol Mill Road

CD4

- a. Request a **SPECIAL EXCEPTION** in an "A-21" One-Family District to permit the continued use of the land for large animals without living the required one quarter (1/4) mile from the property.

**APPROVED 9/0**



3. **BAR-12-092** **MITCHELL BENSON, by Rosalyn Benson** **CD5**  
4300 Crenshaw Avenue
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a storage shed encroaching approximately two (2) feet into the required five (5) foot side yard setback, creating an approximate three (3) foot side yard.
- APPROVED 9/0**
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a storage shed approximately twelve (12) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately four (4) feet.
- APPROVED 9/0**
4. **BAR-12-093** **GABINO HERNANDEZ, by Zamira Hernandez** **CD8**  
616 Chicago Avenue
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a four (4) foot solid wood fence in the front yard.
- MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 2/7**
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate four (4) foot solid wood fence with approximately six (6) foot masonry columns instead of the maximum allowed four (4') foot masonry columns in height, excessive by approximately two (2) feet for the masonry columns.
- MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 2/7**
5. **BAR-12-094** **P. & C. DEVELOPMENT, LLC** **CD7**  
3729 5<sup>th</sup> Street
- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of a new residence encroaching approximately thirteen (13) feet into the required thirty eight (38) feet required front yard creating an approximate twenty five (25) foot front yard setback.
- APPROVED 7/2**
6. **BAR-12-095** **PATRICIA THOMPSON, by James A. Thompson** **CD6**  
7601 Harmony Drive
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a storage shed approximately ten feet seven inches (10'7") instead of the maximum allowed eight (8) feet in height, excessive by approximately two feet seven inches (2'7").
- APPROVED 9/0**
7. **BAR-12-096** **TO BE HEARD JULY 18, 2012**



8. BAR-12-098

JOHN H. AND JAY LEA HOBBS, by Johnathan Killebrew  
1908 Chatburn Court

CD9

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage encroaching approximately two (2) foot into the required five (5) foot rear yard setback, creating an approximate three (3) foot rear yard.

**APPROVED 9/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage that encroaching approximately four (4) feet in to the required five (5) feet side yard setback, creating an approximate one (1) foot sideyard.

**APPROVED 9/0**

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a porte cochere encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

**APPROVED 9/0**

9. BAR-12-100

JERDLENE BROWN  
4112 Avenue G

CD8

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use a five (5) foot open design fence in the front yard.

**APPROVED 9/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate five (5) foot chain link fence where none is allowed.

**APPROVED 9/0**

10. BAR-12-101

AIMEE A. MARTIN, by Cesar H. Rodriguez  
4308 Rector Avenue

CD3

- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of a front yard carport where none is allowed.

**MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 4/5**

- b. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of a four (4) foot solid wood fence in the front yard.

**DENIED 9/0**



11. BAR-12-102

**JOSE AND TERESA RIOS**  
3716 Avenue L

CD5

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a five (5) foot open design fence in the front yard. **STIPULATING FOR A PERIOD OF TWO YEARS ONLY AT WHICH TIME THE INSTALLATION OF A WROUGHT IRON FENCE IS REQUIRED.**

**APPROVED 9/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximate six (6) foot open design fence instead of the maximum allowed five (5) feet in height, excessive by approximately one (1) foot.

**APPROVED 9/0**

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximate six (6) foot chain link fence in the front yard where none is allowed.

**APPROVED 9/0**

12. BAR-12-103

**MISTY CHANEY BRADY**  
2557 Castle Circle

CD7

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a four (4) foot solid wood fence in the front yard.

**CONTINUED TO JULY 18, 2012 9/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an eight foot six inch (8'6") solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately four feet six inches (4'6").

**CONTINUED TO JULY 18, 2012 9/0**

**III. ADJOURNMENT:**

**3:32 P.M.**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.